

TAB

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Tab "F"

Estimated Direct Savings Resulting from the Construction
of an Annex at the Langley Site

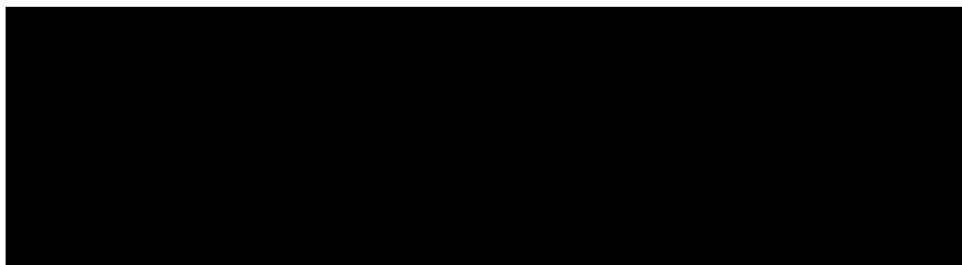
1. The present dispersal of the Agency elements using the facilities listed in Tab "B" and later Tab "C" weakens control and complicates coordination. In many cases, proper coordination just isn't accomplished because of the time and distance factors involved. Thus, management's supervision control and execution is weakened. This weakening of management can, in many cases, be translated into actual nonproductive dollar costs. The areas where savings could be obtained through the construction of an annex were explored and the results are shown below. In addition, those areas which might cause increased operating costs by being located at Langley are likewise shown. Other than the savings shown in the transportation area (buses) there would be little, if any, savings in overall vehicle costs.

2. Bus Runs that can be Curtailed

Route 1016-16th -- Quarters Eye	20,020	
Headquarters -- Broyhill	<u>17,021</u>	\$ 37,041

3. Guard Force Savings

25X9



104,571

4. Rent and Maintenance Costs

Maintenance costs - 5 buildings	251,568	
Rent costs - 6 buildings	<u>1,695,697</u>	
	1,947,265	
Less maintenance cost of annex 994,788 x .95	<u>945,049</u>	1,002,216

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GROUP 1
Excluded from automatic
downgrading and
declassification

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5. Coordination Costs

Based upon the figures for the two runs to be eliminated, there are 4,095 persons per week making round trips of which one-half would be for coordination or 2,047 round trips x 45 weeks = 92,115 x 2 hours lost per trip or 184,230 man hours. The average rider is a GS-11 at \$4.75 for a cost \$875,093 a year

875,093

2,018,921

6. Telephones

Telephone costs, based on a recent study by LSD, would increase by \$65,000 a year

- 65,000

1,953,921

7. The yearly amortization of an annex figured on a GSA life expectancy of 50 years for a Class A building and based on 1965 construction costs would amount to \$690,219.00. This figure will increase by three percent a year and reduce the net savings accordingly. The cost of an annex built in 1965 would be amortized in approximately 30 years.

690,219

Net Savings

\$ 1,263,702

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ROUTING AND RECORD SHEET

SUBJECT: (Optional)

FROM:

Acting Chief, Planning Staff, OL

EXTENSION

NO.

DATE

24 AUG 1965

TO: (Officer designation, room number, and building)

DATE

RECEIVED

FORWARDED

OFFICER'S
INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1.

EO

8/24

25 Aug

Km

2.

DD/L

1 SEP 1965

Q

3.

D/L

=

4.

25X1A

5.

6.

7.

8.

9.

10.

11.

12.

13.

14.

15.

4. This info should
be of value to
The Space Requirements
STAFF. Q

25X1A

Got copies for
Ch. FREED and
Ch. LSD

Also I want to discuss this with
next week and

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FORM
3-62

610

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